

CITY OF AUSTIN

CASE #

PLAN REVIEW #

07-143970

APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 2006 Hopi Trail

LEGAL DESCRIPTION: Subdivision - Tarrytown 04

Lot(s) 73 Block Outlot Division

LAND STATUS DETERMINATION CASE NUMBER (if applicable)

I/We Steven Nacansudi & Marie Coleman on behalf of myself/ourselves as authorized agent for  
2006 Hopi Trail affirm that on Sept. 5, 2007

hereby apply for a hearing before the Residential Design and Compatibility Commission  
for consideration of up to 25% increase/decrease in one or more of the following:

F.A.R. (Floor to area ratio) - Protruding Gables and Dormers - Side Wall Length  
Articulation - Set Back Plane Height

(Please describe request. Please be brief but thorough).

increase square footage on 2nd floor, not affecting  
impervious cover

in a district.  
(zoning district)

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**REASONABLE USE:**

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

our family size requires a larger space as well as  
providing two home offices.

**REQUEST:**

2. The request for the modification is unique to the property in that:

The adjacent lot 72 - is currently vacant and  
owned by us.

**AREA CHARACTER:**

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

there are several homes in the area with larger  
square footage - our plan complements the neighborhood.

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**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 2103 Bowman Ave  
City, State Austin TX Zip 78703  
(512) 461-5181  
Phone (512) 917-5919 Printed Name Manic Coleman  
Steven Nacamuli  
Signature Manic Coleman [Signature] Date 7/20/07

**OWNER'S CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

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Phone (512) 917-5919 Printed Name Manic Coleman  
Steven Nacamuli  
Signature Manic Coleman [Signature] Date 7/20/07

Service Address 2006 Hopi Trail, Austin, TX 78703

Applicant's Signature Steven Nacamuli

Date 08 - 14 - 2007

**CITY OF AUSTIN**  
**RESIDENTIAL PERMIT APPLICATION "C"**

**BUILDING COVERAGE**

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New / Addition
a. 1 <sup>st</sup> floor conditioned area	_____ sq.ft.	<u>1795</u> sq.ft.
b. 2 <sup>nd</sup> floor conditioned area	_____ sq.ft.	<u>1114</u> sq.ft.
c. 3 <sup>rd</sup> floor conditioned area	_____ sq.ft.	_____ sq.ft.
d. Basement	_____ sq.ft.	_____ sq.ft.
e. Garage / Carport	_____ sq.ft.	_____ sq.ft.
X attached	_____ sq.ft.	<u>240</u> sq.ft.
_____ detached	_____ sq.ft.	_____ sq.ft.
f. Wood decks [must be counted at 100%]	_____ sq.ft.	<u>275</u> sq.ft.
Second story deck uncovered above garage	_____ sq.ft.	<u>125</u> sq.ft.
g. Breezeways	_____ sq.ft.	<u>46</u> sq.ft.
Second story breezeway to deck - uncovered	_____ sq.ft.	_____ sq.ft.
h. Covered patios	_____ sq.ft.	_____ sq.ft.
i. Covered porches	_____ sq.ft.	<u>23</u> sq.ft.
j. Balconies	_____ sq.ft.	_____ sq.ft.
k. Swimming pool(s) [pool surface area(s)]	_____ sq.ft.	_____ sq.ft.
l. Other building or covered area(s)	_____ sq.ft.	_____ sq.ft.
Specify _____	_____ sq.ft.	_____ sq.ft.

**TOTAL BUILDING AREA** (add a. through l.)

3618 sq.ft.

**TOTAL BUILDING COVERAGE ON LOT** (subtract, if applicable, b., c., d., k. and l. if uncovered)

**2230** sq. ft.  
**36.8 %** of lot

**IMPERVIOUS COVERAGE**

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

- Total building coverage on lot (see above)
- Driveway area on private property
- Sidewalk / walkways on private property
- Uncovered patios
- Uncovered wood decks [may be counted at 50%]
- Air conditioner pads
- Concrete decks
- Other (specify) \_\_\_\_\_

**TOTAL IMPERVIOUS COVERAGE** (add a. through h.)

2710 sq.ft.  
44.7 % of lot

## FLOOR AREA RATIO INFORMATION

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

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Applicant's Signature Steven Nacamuli

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### GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	Existing	New / Addition
<b>I. 1<sup>st</sup> Floor Gross Area</b>		
a. 1 <sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)	_____ sq.ft.	<u>1795</u> sq.ft.
b. 1 <sup>st</sup> floor area with ceiling height over 15 feet.	_____ sq.ft.	_____ sq.ft.
c. TOTAL (add a and b above)	_____ sq.ft.	_____ sq.ft.
<b>II. 2<sup>nd</sup> Floor Gross Area</b> See note <sup>1</sup> below		
d. 2 <sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	_____ sq.ft.	<u>1114</u> sq.ft.
e. 2 <sup>nd</sup> floor area with ceiling height > 15 feet.	_____ sq.ft.	_____ sq.ft.
f. TOTAL (add d and e above)	_____ sq.ft.	_____ sq.ft.
<b>III. 3<sup>rd</sup> Floor Gross Area</b> See note <sup>1</sup> below		
g. 3 <sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	_____ sq.ft.	_____ sq.ft.
h. 3 <sup>rd</sup> floor area with ceiling height > 15 feet	_____ sq.ft.	_____ sq.ft.
i. TOTAL (add g and h above)	_____ sq.ft.	_____ sq.ft.
<b>IV. Basement Gross Area</b>		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	_____ sq.ft.	_____ sq.ft.
<b>V. Garage</b>		
k. _____ attached (subtract 200 square feet if used to meet the minimum parking requirement)	_____ sq.ft.	<u>240-200 = 40</u> sq.ft.
l. _____ detached (subtract 450 square feet if more than 10 feet from principal structure)	_____ sq.ft.	_____ sq.ft.
<b>VI. Carport</b> (open on two or more sides without habitable space above it subtract 450 square feet)		
	_____ sq.ft.	_____ sq.ft.
<b>VII. TOTAL</b>		
	_____ sq.ft.	_____ sq.ft.

**TOTAL GROSS FLOOR AREA** (add existing and new from VII above)

2949 sq. ft.

**GROSS AREA OF LOT**

6056 sq. ft.

**FLOOR AREA RATIO** (gross floor area /gross area of lot) .49 sq. ft.

<sup>1</sup> If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less.